

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - September 18, 1968

Appeal No. 9754      Fred Sing, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried, with Mr. Arthur B. Hatton absent, the following Order was entered at the meeting of the Board on September 18, 1968.

EFFECTIVE DATE OF ORDER - May 19, 1969

ORDERED:

That the appeal for variance from the side and rear yard requirements of the R-5-C District to permit a one story rear addition over garage at 5309 Connecticut Avenue, NW., lot 73, Square 1873, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-C District.
2. The property is improved with a two story single family brick dwelling and masonry garage.
3. Presently the roof of the garage is used as a terrace.
4. Appellant proposes to enclose this roof terrace to make an interior room to be connected to the existing porch to be used year round.
5. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.


OPINION Cont'd

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE DIC. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:

  
CHARLES E. MORGAN  
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.